



Sean Rogan
Executive Director

**COMMUNITY DEVELOPMENT COMMISSION
of the County of Los Angeles**

2 Coral Circle • Monterey Park, CA 91755
323.890.7001 • TTY: 323.838.7449 • www.lacdc.org



Gloria Molina
Mark Ridley-Thomas
Zev Yaroslavsky
Don Knabe
Michael D. Antonovich
Commissioners

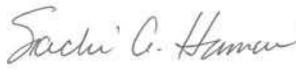
ADOPTED

Community Development Commission

October 02, 2012

3-D October 2, 2012

The Honorable Board of Commissioners
Community Development Commission
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012


SACHIE A. HAMAI
EXECUTIVE OFFICER

Dear Commissioners:

**APPROVAL OF FUNDS FOR CONSTRUCTION COSTS FOR MICHAEL'S VILLAGE IN THE CITY
OF LOS ANGELES
(DISTRICT 3) (3 VOTES)**

SUBJECT

This letter recommends the transfer of up to \$400,000 in County General Funds (CGF) known as Emergency Shelter Funds, allocated to the Third Supervisorial District, to fund construction costs associated with the development of Michael's Village by Step Up on Second, Inc.

IT IS RECOMMENDED THAT THE BOARD:

1. Authorize the Executive Director or his designee to accept and incorporate into the Commission's approved Fiscal Year 2012-2013 budget up to \$400,000 in CGF, known as Emergency Shelter Funds (ESF), allocated to the Third Supervisorial District.
2. Authorize the Executive Director to execute and, if necessary, amend all required documents to transfer a total amount of up to \$400,000 in ESF to Step Up on Second Street, Inc. (SUOS) to provide construction funding associated with the rehabilitation of a 24-unit motel located at 7160 West Sunset Boulevard and 1442 North Formosa Avenue in the City of Los Angeles, to provide permanent supportive housing for chronically homeless individuals.
3. Acting as a responsible agency pursuant to the California Environmental Quality Act (CEQA), certify that the Commission has considered the attached determination, which was prepared by the City of Los Angeles as the lead agency, and find that the project will not cause a significant effect on the environment.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The \$400,000 in ESF will fund construction costs related to the rehabilitation of a 24-unit motel building to provide permanent supportive housing targeting chronically homeless persons with mental illness. The project is located at 7160 West Sunset Boulevard and 1442 North Formosa Avenue in the City of Los Angeles.

FISCAL IMPACT/FINANCING

The actions described herein will be funded with a portion of the \$20,000,000 in County General Funds known as ESF, approved by the Board of Supervisors on June 20, 2005, to fund the construction and/or renovation of year-round emergency shelters and enhancements to the homeless support system.

On November 22, 2005, the Board of Supervisors approved allocating \$3,600,000 in ESF to each Supervisorial District with \$2,000,000 reserved for Commission administrative costs.

The Third District is allocating \$400,000, which will be granted to SUOS for the development of Michael's Village, a permanent supportive housing development targeting chronically homeless persons with mental illness to replace funding from the City of Los Angeles that was lost due to the dissolution of redevelopment agencies. Funds for this project will be incorporated into the Commission's approved Fiscal Year 2012-2013 budget as needed.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

On June 20, 2005, the Board of Supervisors approved allocation of \$20,000,000 for the construction and/or renovation of year-round emergency shelters and enhancements to the homeless support system.

On November 22, 2005, the Board of Supervisors delegated authority to the Commission to administer funding and oversee all of the projects. The Board also instituted a method by which each Board Office selects recipients of CGF based on agency experience and the need for homeless services in the community, among other considerations.

On January 4, 2011, your Board approved the allocation of \$400,000 to SUOS for construction costs associated with the Michael's Village project, which involves the rehabilitation of a 24-unit motel building and an 8-unit apartment building.

Subsequently, SUOS lost its funding commitment from the Community Redevelopment Agency of the City of Los Angeles (CRA/LA) due to the dissolution of redevelopment agencies. SUOS was able to complete the minor rehabilitation to the 8-unit apartment building with funds from the Third District allocation, and the building is now fully occupied. In order to cover the funding gap left by the loss of the CRA/LA funds, SUOS applied for and was awarded funding through the Los Angeles Housing Department. Additionally, the Third District directed the Commission to allocate an additional \$400,000 in ESF to the SUOS to assist in covering the gap in financing. This additional funding, in conjunction with SUOS' other financing commitments, will allow SUOS to complete the rehabilitation of the motel building in order to prepare it for occupancy.

A complete description of the Michael's Village Project is provided as Attachment A.

The Honorable Board of Supervisors

10/2/2012

Page 3

ENVIRONMENTAL DOCUMENTATION

This project has been determined Statutorily Exempt from the requirements of CEQA by the City of Los Angeles in accordance with State CEQA Guidelines Section 15268. The Commission's consideration of this determination satisfies the requirements of CEQA.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Approval of these actions will increase the supply of permanent supportive housing for chronically homeless persons.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Sean Rogan", followed by a horizontal line extending to the right.

SEAN ROGAN

Executive Director

SR:kk

Enclosures

**ATTACHMENT A
STEP UP ON SECOND, INC.
MICHAEL'S VILLAGE**

Step Up on Second, Inc. is a nonprofit mental health provider and housing developer that has developed and operated permanent supportive housing for over 15 years. The agency currently operates three permanent supportive housing projects for individuals who are homeless and affected by mental illness, with a total of 85 units.

The Michael's Village project involves the acquisition and rehabilitation of a 24-unit motel and an adjacent 8-unit apartment building to provide 30 units of permanent supportive housing for chronically homeless individuals and two on-site manager's units. The rehabilitation on the 8-unit apartment building has been completed and the building is now fully occupied.

The rehabilitation of the motel building will include accessibility upgrades, the addition of a community room and kitchen, the conversion of an office into a laundry room, the installation of fire sprinklers, new carpeting, unit furnishings, and the restriping of the parking lot.

The Project is located at 7160 West Sunset Boulevard and 1442 North Formosa Avenue in the City of Los Angeles.

<u>Construction Funding</u>	<u>\$400,000</u>
Total Request	\$400,000

AFFORDABLE HOUSING REFERRAL FORM LOS ANGELES CITY PLANNING DEPARTMENT

This form is to serve as a referral to Planning Public Counter for affordable housing case filing purposes (in addition to the required Master Land Use Application and any other necessary documentation) and as a referral to LAHD, CRA, LA County, or other City agency for project status and entitlement need purposes. Please refer to Affordable Housing Referral Form (AHRF) Instructions Sheet for additional information on completing this form. This form shall be completed by the applicant and reviewed and signed by Planning staff.

CITY STAFF USE ONLY

Referral To:		
<input type="checkbox"/> Public Counter- Filing	<input type="checkbox"/> LAHD Funding	<input type="checkbox"/> CRA <input type="checkbox"/> LA County <input checked="" type="checkbox"/> Other: <u>FHL Banki San Francisco</u>
NOTES: Tenant improvements only for existing building. Ministerial action unless Building and Safety triggers Planning entitlement. Existing 12 parking spaces required per C of O for Apartment Hotel. No change in number of units.		
Planning Staff Name and Title ESTINEH MAILIAN, CITY PLANNER	Planning Staff Signature 	Date 9/21/2010

I. PROPOSED PROJECT

1. PROJECT LOCATION/ ZONING

Project Address: 7160 West Sunset Boulevard , Los Angeles, CA

Project Name: Michael's Village (1 of 2: Sunset Site)

Applicant Name and Contact Information: Step Up On Second, Steven J. Spielberg, Project Manager (310) 393-2893

Assessor Parcel Number(s): 5548-018-027

Community Plan: Hollywood Number of Lots: 1 Lot size: Net Area: 10,196.4 s.f.

Existing Zone: C4-1VL-SN Land Use Designation: Neighborhood Office Commercial

Specific Plan HPOZ DRB Enterprise Zone CRA

Q-condition/ D-limitation/ T-classification (please specify): _____

Other pertinent zoning information (please specify): Adaptive Reuse Incentive Areas Specific Plan

2. PROPOSED PROJECT

Description of Proposed Project: Use an existing apartment hotel building for permanent supportive housing for homeless individuals affected by mental illness. Building will undergo minor renovations including adding sinks to restrooms and upgrading electrical systems in the motel and adding sprinkler systems to building. Additionally, accessibility upgrades will be made as required. For LA City Planning purposes, all uses are consistent with the zoning, and there will be no change of use. The LA Department of Building and Safety, however, will require a change of occupancy for the apartment hotel from R1 Hotel (transient) to R2 (non-transient).

	Type of Use	Square Feet	# of Units
Existing ¹	Hotel (transient)	8,028	24* (to be verified by Building and Safety- Certificate of Occupancy)
To be Demolished	N/A	0	0
Proposed	Hotel (non-transient) & Apartment House	8,028	24
TOTAL		8,028	24

3. APPLICATION STATUS & TYPE

A. Status of Application

- Not Required: Ministerial²
- Entitlement Case Required and needs to be filed with Planning
- Case Filed: (1) (2) (3)
- Case Number(s): _____
- Date Filed: _____
- Date Approved: _____
- End of Appeal Period: _____

B. Type of Application (please select only one)

Ministerial²	1. <input type="checkbox"/> Density Bonus (per LAMC 12.22.A.25, Ordinance 179,681) (Please Complete Sections I, II & V)	2. <input type="checkbox"/> Greater Downtown Housing Incentive Area (per LAMC 12.22.A.29, Ordinance 179,076) (Please Complete Sections I, III & V)	3. <input type="checkbox"/> Senior Independent Housing/ Assisted Living Care Housing/ Disabled Persons Housing (per LAMC 12.21.A.4.u, Ordinance 178,063) (Please Complete Sections I, IV & V)	4. <input checked="" type="checkbox"/> Other: (Please Complete Sections I & V)
	<input type="checkbox"/> LADBS- Ministerial <ul style="list-style-type: none"> o Density Increase o Parking Reductions (option 1 or 2) 	<input type="checkbox"/> LADBS- Ministerial <ul style="list-style-type: none"> o Exempt from SPR 	<input type="checkbox"/> LADBS- Ministerial	<input type="checkbox"/> LADBS- Ministerial : (please specify)
Discretionary³	<input type="checkbox"/> Density Bonus with Incentives ON the Menu (please specify)	<input type="checkbox"/> Site Plan Review	<input type="checkbox"/> Site Plan Review	<input type="checkbox"/> Discretionary : (please specify)
	<input type="checkbox"/> Multiple entitlement with Incentives ON the Menu (please specify)	<input type="checkbox"/> Other entitlement	<input type="checkbox"/> Other entitlement	
	<input type="checkbox"/> Density Bonus with Incentives NOT ON the Menu ⁴ (please specify)			
	<input type="checkbox"/> Multiple entitlement with Incentives NOT ON the Menu ⁴ (please specify)			

4. DENSITY CALCULATION:

A. Base Density: Maximum density allowable per zoning

Lot size 10,196.4 sf. (a)
 Density allowable by zone 400 units/s.f. of lot area (b)
 Units allowed by right (Base Density) 25 units (c) [c = a/b, round down to whole number]

B. Maximum allowable Density Bonus: 34 units (d) [d = c x 1.35, round up to whole number]

C. Proposed Project: Please indicate total number of Units as well as breakdown by levels of affordability set by each category (HCD or HUD). For information on HCD and HUD levels of affordability please contact Los Angeles Housing Department's Occupancy Monitoring Unit at (213) 808-8806 or occmonitor@lahd.lacity.org.

	Total	HCD (State) ⁵	HUD (TCAC) ⁶
Market Rate	<u>0</u>	<u>N/A</u>	<u>N/A</u>
Managers Unit(s)- Market Rate	<u>1</u>	<u>N/A</u>	<u>N/A</u>
Very Low Income	<u>23</u>	<u>either</u>	<u>either</u>
Low Income	<u>0</u>		
Moderate Income	<u>0</u>		<u>N/A</u>
Seniors- Market Rate	<u>0</u>	<u>N/A</u>	<u>N/A</u>
Seniors- Very Low Income	<u>0</u>		
Seniors- Low Income	<u>0</u>		
Total # of Units per Category		<u>(e)</u>	<u>(f)</u>
Percent of Affordable Units by Category		<u>(g)</u>	<u>(h)</u>
		[g = e/c or e/i, whichever is less, c or i] [h = f/c or f/i, whichever is less, c or i]	
TOTAL # of Units Proposed	<u>24</u> (i)		
Number of Density Bonus Units	<u>0</u> (j) [If i>c, then j=i-c; if i<c, then j= 0]		
Percent Density Bonus Requested	<u>0</u> (k) [k= j/c]		

5. SITE PLAN REVIEW CALCULATION: An application for Site Plan Review may be required for projects that meet the Site Plan Review threshold(s) as outlined in LAMC Section 16.05.C. unless otherwise exempted per Section 16.05.D. For Density Bonus projects involving bonus units, please use the formulas provided below to determine if the project meets Site Plan Review threshold for unit count. If project meets the threshold(s) but qualifies under the exemption criteria per Section 16.05.D please confirm exemption with Department of City Planning's Site Plan Review Unit at (213) 978-1219 and provide letter of Exemption signed by authorized Site Plan Review Section planner.

✓ If number of Proposed units [(i) from above] is less than the number of By Right/ Base Density units [(c) from above, then:

(i) – existing units = 24-24=0

YES, Site Plan Review is required, if Proposed units minus existing units is greater than or equal to 50

✓ NO, if Proposed units minus existing units is less than 50

✓ Exempt (*please specify*): Proposed units minus existing units equals 0

If number of Proposed units [(i) from above] is greater than the number of By Right/ Base Density units [(c) from above, then:

(c) – existing units = _____

YES, Site Plan Review is required, if By Right/ Base Density units minus existing units is greater than or equal to 50

NO, if By Right/ Base Density units minus existing units is less than 50

Exempt (*please specify*): _____

II. DENSITY BONUS
(LAMC Sec.12.22.A.25, Ordinance 179,681)

6. HOUSING DEVELOPMENT PROJECT TYPE *(please select one)*

- (1) For Sale or Rental Housing with Low or Very Low Income Restricted Affordable Units
- (2) For Sale or Rental Senior Citizen Housing (Market Rate)
- (3) For Sale or Rental Senior Citizen Housing with Low or Very Low Income Restricted Affordable Units
- (4) For Sale Housing with Moderate Income Restricted Affordable Units

7. DENSITY BONUS OPTIONS *(Please check all that apply)*

- Land Donation
- Child Care
- Restricted Affordable Units Located Near Transit Stop/ Major Employment Center
- Common Interest Development with Low or Very Low Income Restricted Affordable Units for Rent
- Condominium Conversion
- Parking *(Please choose only one option)*

Parking Option 1: Based on # of bedrooms, inclusive of Handicapped and Guest parking

	# of Units	Spaces/Unit	Parking Required	Parking Provided
0-1 Bedroom		1		
2-3 Bedrooms		2		
4 or more Bedrooms		2.5		
TOTALS				

Parking Option 2: Reduced only for Restricted Affordable Units

	# of Units	Spaces/Unit	Parking Required'	Parking Provided'
Market Rate (Including Senior Market Rate)		Per code		
Restricted Affordable		1		
Very Low/ Low Income Senior or Disabled		.5		
Restricted Affordable in Residential Hotel		.25		
TOTALS:				12 existing parking spaces

8. INCENTIVES

A. Project Zoning Compliance & Incentives *(Please check all that apply)*

	Required/ Allowable	Proposed	ON Menu	OFF Menu
<input type="checkbox"/> (1) Yard/ Setback <i>(each yard counts as 1 incentive)</i>				
<input type="checkbox"/> Front	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Rear	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Side(s)	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> (2) Lot Coverage	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> (3) Lot Width	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> (4) Floor Area Ratio	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> (5) Height/ # of Stories	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> (6) Open Space	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> (7) Density Calculation	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> (8) Averaging <i>(all count as 1 incentive)</i>			<input type="checkbox"/>	<input type="checkbox"/>
FAR,	_____	_____	—	—
Density,	_____	_____	—	—
Parking,	_____	_____	—	—
OS,	_____	_____	—	—
Vehicular Access	_____	_____	—	—
<input type="checkbox"/> Other <i>(please specify):</i>	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>

TOTAL # of Incentives Requested:

B. Qualification for Incentives On the Menu: *(Please check only one)*

Incentives	% Very Low Income	% Low Income	% Moderate Income
One	<input type="checkbox"/> 5% to <10%	<input type="checkbox"/> 10% to <20%	<input type="checkbox"/> 10% to <20%
Two	<input type="checkbox"/> 10% to <15%	<input type="checkbox"/> 20% to <30%	<input type="checkbox"/> 20% to <30%
Three	<input type="checkbox"/> 15% or greater	<input type="checkbox"/> 30% or greater	<input type="checkbox"/> 30% or greater
3+	<input type="checkbox"/> <i>(Specify):</i>	<input type="checkbox"/> <i>(Specify):</i>	<input type="checkbox"/> <i>(Specify):</i>

9. **COVENANT:** All Density Bonus projects are required to prepare and record an Affordability Covenant to the satisfaction of the Los Angeles Housing Department's Occupancy Monitoring Unit **before** a building permit can be issued. To apply to LAHD to prepare a covenant, contact the Occupancy Monitoring Unit at (213) 808-8806 or occmonitor@lahd.lacity.org.

III. GREATER DOWNTOWN HOUSING INCENTIVE AREA (GDHIA) (LAMC Sec.12.22.A.29, Ordinance 179,076)

10. ELIGIBILITY FOR FLOOR AREA BONUS

NOTE: Published affordability levels per the United States Department of Housing and Urban Development (HUD/TCAC). Please consult with Los Angeles Housing Department's Occupancy Monitoring Unit for additional information.

- (1) 5% of the total number of dwelling units provided for Very Low Income households; and
- (2) One of the following shall be provided:
 - o 10% of the total number of dwelling units for Low Income households; or
 - o 15% of the total number of dwelling units for Moderate Income households; or
 - o 20% of the total number of dwelling units for Workforce Income households, and
- (3) Any dwelling unit or guest room occupied by a household earning less than 50% of the Area Median Income that is demolished or otherwise eliminated shall be replaced on a one-for-one basis within the Community Plan Area in which it is located.

11. INCENTIVES *(Please check all that apply)*

NOTE: Must meet all 3 eligibility requirement from above (#10).

- (1) A 35% increase in total floor area.
- (2) Open Space requirement pursuant to Section 12.21.G reduced by one-half, provided fee is paid.
- (3) No parking required for units for households earning less than 50% AMI.
- (4) No more than one parking space required for each dwelling unit.

12. ADDITIONAL INCENTIVES TO PRODUCE HOUSING IN THE GREATER DOWNTOWN HOUSING INCENTIVE AREA

- (a) No yard requirements except as required by the Urban Design Standards and Guidelines
- (b) Buildable area shall be the same as the lot area (for the purpose of calculating buildable area for residential and mixed-use)
- (c) Maximum number of dwelling units or guest rooms permitted shall not be limited by the lot area provisions as long as the total floor area utilized by guest rooms does not exceed the total floor area utilized by dwelling units.
- (d) No prescribed percentage of the required open space that must be provided as either common open space or private open space.

13. **SITE PLAN REVIEW:** Any residential (including Apartment Hotel or mixed-use) building located within the Greater Downtown Housing Incentive Area is required to complete a Site Plan Review unless otherwise exempted per LAMC Section 16.05.D. If project qualifies under the exemption criteria per Section 16.05.D please confirm exemption with Department of City Planning's Site Plan Review Unit at (213) 978-1219 and provide letter of Exemption signed by authorized Site Plan Review Section planner.

14. **COVENANT:** All GDHIA projects are required to prepare and record an Affordability Covenant to the satisfaction of the Los Angeles Housing Department's Occupancy Monitoring Unit **before** a building permit can be issued. To apply to LAHD to prepare a covenant, contact the Occupancy Monitoring Unit at (213) 808-8806 or occmonitor@lahd.lacity.org.

**IV. SENIOR INDEPENDENT HOUSING/ ASSISTED LIVING CARE HOUSING/ DISABLED PERSONS HOUSING
(LAMC Sec.12.21.A.4.u, Ordinance 178,063)**

15. PARKING REDUCTION

- May be reduced to 50% of the number otherwise required by code if all of the following requirements are met:

16. ELIGIBILITY FOR REDUCED PARKING

- (1) Occupied by at least one person who is disabled or 62 years of age or older, except for management or maintenance personnel unit.
- (2) At least 10 square feet of indoor recreation space and at least 50 square feet of usable open space for each dwelling unit in the development, both available and accessible to all residents of the development.
- (3) Record a Covenant and Agreement with Building and Safety.

V. REQUIRED FOR ALL APPLICATIONS

17. ENVIRONMENTAL STATUS *(Please check only one)*

- Not Required: Ministerial *(CEQA does not apply-may proceed to Building and Safety, no Planning action required)*
- Not Filed: *(Please visit the Planning Public Counter and inquire about completing either an Environmental Assessment Form or a Categorical Exemption)*
- Filed:
 - Categorical Exemption⁸*(Please specify Class and Category):* _____
 - Statutory Exemption*(Please specify Type of Action):* _____
 - Negative Declaration⁸
 - Mitigated Negative Declaration^{8,9}
 - Environmental Impact Report⁸
 - Reconsideration of previous Environmental Review

(Please provide the following information for all filed cases)

Case Number: _____
 Date Filed: _____
 Date Completed: _____
 End of Comment Period: _____
 Date Adopted/ Certified: _____
 Date Filed with County Clerk: _____
 Exhausted All Appeals Date: _____

18. OTHER L.A.M.C. PROVISIONS *(Please check all that apply and give brief description)*

- Site Plan Review *(If applicable but Exempt, please provide letter of Exemption signed by authorized Site Plan Review Section planner)*
- Specific Plan Project Permit Compliance: _____
- CU: _____
- ZV: _____
- ZAA: _____
- Tract or Parcel Map: _____
- Other (please specify): _____

NOTES:

¹ Please provide certificate of occupancy
² Ministerial Projects (aka, "By-Right") do not require any discretionary Planning approvals. Developers of such housing file building plans with the Department of Building & Safety. Plans are checked for compliance with the Building Code and, when in compliance, permits are issued to begin construction.
³ Discretionary Projects require Planning decisions and approval.
⁴ Any waiver or modification of development standards not listed ON the menu of Incentives in the Density Bonus Ordinance.
⁵ HCD (State)= Published affordability levels per California Department of Housing and Community Development. Please consult with Los Angeles Housing Department's Occupancy Monitoring Unit for additional information.
⁶ HUD (TCAC)= Published affordability levels per the United States Department of Housing and Urban Development. Please consult with Los Angeles Housing Department's Occupancy Monitoring Unit for additional information.
⁷ Up to 40% of the required parking for the Restricted Affordable Units may be provided by compact stalls.
⁸ Need to file with County Clerk if applying for public funding. If applying for City of Industry (Los Angeles County) Funds please contact City of Industry for additional documentation required.
⁹ All projects applying for City of Industry (Los Angeles County) Funds need to prepare a Mitigation Monitoring Plan.

AFFORDABLE HOUSING REFERRAL FORM LOS ANGELES CITY PLANNING DEPARTMENT

This form is to serve as a referral to Planning Public Counter for affordable housing case filing purposes (in addition to the required Master Land Use Application and any other necessary documentation) and as a referral to LAHD, CRA, LA County, or other City agency for project status and entitlement need purposes. Please refer to Affordable Housing Referral Form (AHRF) Instructions Sheet for additional information on completing this form. This form shall be completed by the applicant and reviewed and signed by Planning staff.

CITY STAFF USE ONLY

Referral To: <input type="checkbox"/> Public Counter- Filing <input type="checkbox"/> LAHD Funding <input type="checkbox"/> CRA <input type="checkbox"/> LA County <input checked="" type="checkbox"/> Other: <u>FHL Bank San Francisco</u>		
NOTES: Tenant improvements only for existing building. Ministerial action unless Building and Safety triggers Planning entitlement. Existing 5 parking spaces required per C of O for Apartment House. No change in number of units.		
Planning Staff Name and Title ESTINEH MAILIAN, CITY PLANNER	Planning Staff Signature 	Date 9/21/2010

I. PROPOSED PROJECT

1. PROJECT LOCATION/ ZONING

Project Address: 1442 N. Formosa Ave., Los Angeles, CA

Project Name: Michael's Village (2 of 2: Formosa Site)

Applicant Name and Contact Information: Step Up On Second, Steven J. Spielberg, Project Manager (310) 393-2893

Assessor Parcel Number(s): 5548-018-029

Community Plan: Hollywood Number of Lots: 1 Lot size: Net Area: 6,710.2 s.f.

Existing Zone: R3-1 Land Use Designation: Neighborhood Office Commercial

Specific Plan HPOZ DRB Enterprise Zone CRA

Q-condition/ D-limitation/ T-classification (please specify): _____

Other pertinent zoning information (please specify): Adaptive Reuse Incentive Areas Specific Plan

2. PROPOSED PROJECT

Description of Proposed Project: Use an existing apartment building for permanent supportive housing for homeless individuals affected by mental illness. Building will undergo minor renovations including adding sinks to restrooms and upgrading electrical systems and adding sprinkler systems. Additionally, accessibility upgrades will be made as required. For LA City Planning purposes, all uses are consistent with the zoning, and there will be no change of use to either parcel.

	Type of Use	Square Feet	# of Units
Existing ¹	Apartment House	4,320	8* (to be verified by Building and Safety- Certificate of Occupancy)
To be Demolished	N/A	0	0
Proposed	Hotel (non-transient) & Apartment House	4,320	8
TOTAL		4,320	8

3. APPLICATION STATUS & TYPE

A. Status of Application

- Not Required: Ministerial²
- Entitlement Case Required and needs to filed with Planning
- Case Filed: (1) (2) (3)
- Case Number(s): _____
- Date Filed: _____
- Date Approved: _____
- End of Appeal Period: _____

B. Type of Application (please select only one)

Ministerial²	1. <input type="checkbox"/> Density Bonus (per LAMC 12.22.A.25, Ordinance 179,681) (Please Complete Sections I, II & V)	2. <input type="checkbox"/> Greater Downtown Housing Incentive Area (per LAMC 12.22.A.29, Ordinance 179,076) (Please Complete Sections I, III & V)	3. <input type="checkbox"/> Senior Independent Housing/ Assisted Living Care Housing/ Disabled Persons Housing (per LAMC 12.21.A.4.u, Ordinance 178,063) (Please Complete Sections I, IV & V)	4. <input checked="" type="checkbox"/> Other: (Please Complete Sections I & V)
	<input type="checkbox"/> LADBS- Ministerial <ul style="list-style-type: none"> <input type="checkbox"/> Density Increase <input type="checkbox"/> Parking Reductions (option 1 or 2) 	<input type="checkbox"/> LADBS- Ministerial <ul style="list-style-type: none"> <input type="checkbox"/> Exempt from SPR 	<input type="checkbox"/> LADBS- Ministerial	<input type="checkbox"/> LADBS- Ministerial : (please specify)
Discretionary³	<input type="checkbox"/> Density Bonus with Incentives ON the Menu (please specify)	<input type="checkbox"/> Site Plan Review	<input type="checkbox"/> Site Plan Review	<input type="checkbox"/> Discretionary : (please specify)
	<input type="checkbox"/> Multiple entitlement with Incentives ON the Menu (please specify)	<input type="checkbox"/> Other entitlement	<input type="checkbox"/> Other entitlement	
	<input type="checkbox"/> Density Bonus with Incentives NOT ON the Menu ⁴ (please specify)			
	<input type="checkbox"/> Multiple entitlement with Incentives NOT ON the Menu ⁴ (please specify)			

4. DENSITY CALCULATION:

A. Base Density: Maximum density allowable per zoning

Lot size 6,710.2 sf. (a)
 Density allowable by zone 800 units/s.f. of lot area (b)
 Units allowed by right (Base Density) 8 units (c) [c = a/b, round down to whole number]

B. Maximum allowable Density Bonus: 11 units (d) [d = c x 1.35, round up to whole number]

C. Proposed Project: Please indicate total number of Units as well as breakdown by levels of affordability set by each category (HCD or HUD). For information on HCD and HUD levels of affordability please contact Los Angeles Housing Department's Occupancy Monitoring Unit at (213) 808-8806 or occmonitor@lahd.lacity.org.

	Total	HCD (State) ⁵	HUD (TCAC) ⁶
Market Rate	<u>0</u>	<u>N/A</u>	<u>N/A</u>
Managers Unit(s)- Market Rate	<u>1</u>	<u>N/A</u>	<u>N/A</u>
Very Low Income	<u>7</u>	<u>either</u>	<u>either</u>
Low Income	<u>0</u>		
Moderate Income	<u>0</u>		<u>N/A</u>
Seniors- Market Rate	<u>0</u>	<u>N/A</u>	<u>N/A</u>
Seniors- Very Low Income	<u>0</u>		
Seniors- Low Income	<u>0</u>		
Total # of Units per Category		<u>(e)</u>	<u>(f)</u>
Percent of Affordable Units by Category		<u>(g)</u>	<u>(h)</u>
		[g = e/c or e/i, whichever is less, c or i] [h = f/c or f/i, whichever is less, c or i]	
TOTAL # of Units Proposed	<u>8</u> (i)		
Number of Density Bonus Units	<u>0</u> (j) [If i>c, then j=i-c; if i<c, then j= 0]		
Percent Density Bonus Requested	<u>0</u> (k) [k= j/c]		

5. SITE PLAN REVIEW CALCULATION: An application for Site Plan Review may be required for projects that meet the Site Plan Review threshold(s) as outlined in LAMC Section 16.05.C. unless otherwise exempted per Section 16.05.D. For Density Bonus projects involving bonus units, please use the formulas provided below to determine if the project meets Site Plan Review threshold for unit count. If project meets the threshold(s) but qualifies under the exemption criteria per Section 16.05.D please confirm exemption with Department of City Planning's Site Plan Review Unit at (213) 978-1219 and provide letter of Exemption signed by authorized Site Plan Review Section planner.

✓ If number of Proposed units [(i) from above] is less than the number of By Right/ Base Density units [(c) from above, then:

(i) – existing units = 8-8=0

- YES, Site Plan Review is required, if Proposed units minus existing units is greater than or equal to 50
- ✓ NO, if Proposed units minus existing units is less than 50
- ✓ Exempt (please specify): Proposed units minus existing units equals 0

If number of Proposed units [(i) from above] is greater than the number of By Right/ Base Density units [(c) from above, then:

(c) – existing units = _____

- YES, Site Plan Review is required, if By Right/ Base Density units minus existing units is greater than or equal to 50
- NO, if By Right/ Base Density units minus existing units is less than 50
- Exempt (please specify): _____

II. DENSITY BONUS
(LAMC Sec.12.22.A.25, Ordinance 179,681)

6. HOUSING DEVELOPMENT PROJECT TYPE *(please select one)*

- (1) For Sale or Rental Housing with Low or Very Low Income Restricted Affordable Units
- (2) For Sale or Rental Senior Citizen Housing (Market Rate)
- (3) For Sale or Rental Senior Citizen Housing with Low or Very Low Income Restricted Affordable Units
- (4) For Sale Housing with Moderate Income Restricted Affordable Units

7. DENSITY BONUS OPTIONS *(Please check all that apply)*

- Land Donation
- Child Care
- Restricted Affordable Units Located Near Transit Stop/ Major Employment Center
- Common Interest Development with Low or Very Low Income Restricted Affordable Units for Rent
- Condominium Conversion
- Parking *(Please choose only one option)*

Parking Option 1: Based on # of bedrooms, inclusive of Handicapped and Guest parking

	# of Units	Spaces/Unit	Parking Required	Parking Provided
0-1 Bedroom		1		
2-3 Bedrooms		2		
4 or more Bedrooms		2.5		
TOTALS				

Parking Option 2: Reduced only for Restricted Affordable Units

	# of Units	Spaces/Unit	Parking Required'	Parking Provided'
Market Rate (Including Senior Market Rate)		Per code		
Restricted Affordable		1		
Very Low/ Low Income Senior or Disabled		.5		
Restricted Affordable in Residential Hotel		.25		
TOTALS:				5 existing parking spaces

8. INCENTIVES

A. Project Zoning Compliance & Incentives *(Please check all that apply)*

	Required/ Allowable	Proposed	ON Menu	OFF Menu
<input type="checkbox"/> (1) Yard/ Setback <i>(each yard counts as 1 incentive)</i>				
<input type="checkbox"/> Front	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Rear	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Side(s)	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> (2) Lot Coverage	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> (3) Lot Width	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> (4) Floor Area Ratio	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> (5) Height/ # of Stories	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> (6) Open Space	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> (7) Density Calculation	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> (8) Averaging <i>(all count as 1 incentive)</i>			<input type="checkbox"/>	<input type="checkbox"/>
FAR,	_____	_____	—	—
Density,	_____	_____	—	—
Parking,	_____	_____	—	—
OS,	_____	_____	—	—
Vehicular Access	_____	_____	—	—
<input type="checkbox"/> Other <i>(please specify):</i>	_____	_____	<input type="checkbox"/>	<input type="checkbox"/>

TOTAL # of Incentives Requested:

B. Qualification for Incentives On the Menu: *(Please check only one)*

Incentives	% Very Low Income	% Low Income	% Moderate Income
One	<input type="checkbox"/> 5% to <10%	<input type="checkbox"/> 10% to <20%	<input type="checkbox"/> 10% to <20%
Two	<input type="checkbox"/> 10% to <15%	<input type="checkbox"/> 20% to <30%	<input type="checkbox"/> 20% to <30%
Three	<input type="checkbox"/> 15% or greater	<input type="checkbox"/> 30% or greater	<input type="checkbox"/> 30% or greater
3+	<input type="checkbox"/> <i>(Specify):</i>	<input type="checkbox"/> <i>(Specify):</i>	<input type="checkbox"/> <i>(Specify):</i>

9. **COVENANT:** All Density Bonus projects are required to prepare and record an Affordability Covenant to the satisfaction of the Los Angeles Housing Department's Occupancy Monitoring Unit **before** a building permit can be issued. To apply to LAHD to prepare a covenant, contact the Occupancy Monitoring Unit at (213) 808-8806 or occmonitor@lahd.lacity.org.

III. GREATER DOWNTOWN HOUSING INCENTIVE AREA (GDHIA) (LAMC Sec.12.22.A.29, Ordinance 179,076)

10. ELIGIBILITY FOR FLOOR AREA BONUS

NOTE: Published affordability levels per the United States Department of Housing and Urban Development (HUD/TCAC). Please consult with Los Angeles Housing Department's Occupancy Monitoring Unit for additional information.

- (1) 5% of the total number of dwelling units provided for Very Low Income households; and
- (2) One of the following shall be provided:
 - o 10% of the total number of dwelling units for Low Income households; or
 - o 15% of the total number of dwelling units for Moderate Income households; or
 - o 20% of the total number of dwelling units for Workforce Income households, and
- (3) Any dwelling unit or guest room occupied by a household earning less than 50% of the Area Median Income that is demolished or otherwise eliminated shall be replaced on a one-for-one basis within the Community Plan Area in which it is located.

11. INCENTIVES *(Please check all that apply)*

NOTE: Must meet all 3 eligibility requirement from above (#10).

- (1) A 35% increase in total floor area.
- (2) Open Space requirement pursuant to Section 12.21.G reduced by one-half, provided fee is paid.
- (3) No parking required for units for households earning less than 50% AMI.
- (4) No more than one parking space required for each dwelling unit.

12. ADDITIONAL INCENTIVES TO PRODUCE HOUSING IN THE GREATER DOWNTOWN HOUSING INCENTIVE AREA

- (a) No yard requirements except as required by the Urban Design Standards and Guidelines
- (b) Buildable area shall be the same as the lot area (for the purpose of calculating buildable area for residential and mixed-use)
- (c) Maximum number of dwelling units or guest rooms permitted shall not be limited by the lot area provisions as long as the total floor area utilized by guest rooms does not exceed the total floor area utilized by dwelling units.
- (d) No prescribed percentage of the required open space that must be provided as either common open space or private open space.

13. **SITE PLAN REVIEW:** Any residential (including Apartment Hotel or mixed-use) building located within the Greater Downtown Housing Incentive Area is required to complete a Site Plan Review unless otherwise exempted per LAMC Section 16.05.D. If project qualifies under the exemption criteria per Section 16.05.D please confirm exemption with Department of City Planning's Site Plan Review Unit at (213) 978-1219 and provide letter of Exemption signed by authorized Site Plan Review Section planner.

14. **COVENANT:** All GDHIA projects are required to prepare and record an Affordability Covenant to the satisfaction of the Los Angeles Housing Department's Occupancy Monitoring Unit **before** a building permit can be issued. To apply to LAHD to prepare a covenant, contact the Occupancy Monitoring Unit at (213) 808-8806 or occmonitor@lahd.lacity.org.

IV. SENIOR INDEPENDENT HOUSING/ ASSISTED LIVING CARE HOUSING/ DISABLED PERSONS HOUSING
(LAMC Sec.12.21.A.4.u, Ordinance 178,063)

15. PARKING REDUCTION

- May be reduced to 50% of the number otherwise required by code if all of the following requirements are met:

16. ELIGIBILITY FOR REDUCED PARKING

- (1) Occupied by at least one person who is disabled or 62 years of age or older, except for management or maintenance personnel unit.
- (2) At least 10 square feet of indoor recreation space and at least 50 square feet of usable open space for each dwelling unit in the development, both available and accessible to all residents of the development.
- (3) Record a Covenant and Agreement with Building and Safety.

V. REQUIRED FOR ALL APPLICATIONS

17. ENVIRONMENTAL STATUS (Please check only one)

- Not Required: Ministerial (CEQA does not apply-may proceed to Building and Safety, no Planning action required)
- Not Filed: (Please visit the Planning Public Counter and inquire about completing either an Environmental Assessment Form or a Categorical Exemption)
- Filed:
 - Categorical Exemption⁸ (Please specify Class and Category): _____
 - Statutory Exemption (Please specify Type of Action): _____
 - Negative Declaration⁸
 - Mitigated Negative Declaration^{8,9}
 - Environmental Impact Report⁸
 - Reconsideration of previous Environmental Review

(Please provide the following information for all filed cases)

Case Number: _____
Date Filed: _____
Date Completed: _____
End of Comment Period: _____
Date Adopted/ Certified: _____
Date Filed with County Clerk: _____
Exhausted All Appeals Date: _____

18. OTHER L.A.M.C. PROVISIONS (Please check all that apply and give brief description)

- Site Plan Review (If applicable but Exempt, please provide letter of Exemption signed by authorized Site Plan Review Section planner)
- Specific Plan Project Permit Compliance: _____
- CU: _____
- ZV: _____
- ZAA: _____
- Tract or Parcel Map: _____
- Other (please specify): _____

NOTES:

¹ Please provide certificate of occupancy
² Ministerial Projects (aka, "By-Right") do not require any discretionary Planning approvals. Developers of such housing file building plans with the Department of Building & Safety. Plans are checked for compliance with the Building Code and, when in compliance, permits are issued to begin construction.
³ Discretionary Projects require Planning decisions and approval.
⁴ Any waiver or modification of development standards not listed ON the menu of Incentives in the Density Bonus Ordinance.
⁵ HCD (State)= Published affordability levels per California Department of Housing and Community Development. Please consult with Los Angeles Housing Department's Occupancy Monitoring Unit for additional information.
⁶ HUD (TCAC)= Published affordability levels per the United States Department of Housing and Urban Development. Please consult with Los Angeles Housing Department's Occupancy Monitoring Unit for additional information.
⁷ Up to 40% of the required parking for the Restricted Affordable Units may be provided by compact stalls.
⁸ Need to file with County Clerk if applying for public funding. If applying for City of Industry (Los Angeles County) Funds please contact City of Industry for additional documentation required.
⁹ All projects applying for City of Industry (Los Angeles County) Funds need to prepare a Mitigation Monitoring Plan.